

PETITION FOR ZONING VARIANCE 84-172-A **TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1832.1.1.1 (303.1) to permit a front yard depth of 25' instead of the required 32.5 ft. average.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Porch has been completed by contractor, and is not intended to be used as a living area, being used only for plant room. On our street in the first two sections, out of 16 homes, eleven have enclosed porches like ours. This porch was built on existing foundations and is the same size as the wooden porch it replaced. My home is currently under contract of sale, so I need to clear this up as soon as possible.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Address for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

MARTIN KEITH BRUSHWILLER

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

202 Colgate Avenue 252-9006 (work)

Address

Dundalk, MD 21222

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day

of December, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of January, 1984, at 10:00 o'clock A.M.

[Signature]
 Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
 Zoning Commissioner
 Date: December 28, 1983
 FROM: Norman E. Gerber, Director
 Office of Planning and Zoning
 SUBJECT: Martin Keith Brushwiller
 84-172-A

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
 Norman E. Gerber
 Director of Planning and Zoning

NEG:JGH:cav

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 202 Colgate Ave., 12th District : OF BALTIMORE COUNTY
 MARTIN KEITH BRUSHWILLER, :
 Petitioner : Case No. 84-172-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

[Signature]
 Peter Max Zimmerman
 Deputy People's Counsel
 John W. Hession, III
 People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2188

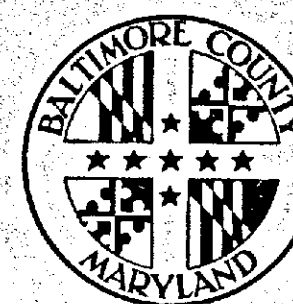
I HEREBY CERTIFY that on this 16th day of December, 1983, a copy of the foregoing Order was mailed to Mr. Martin Keith Brushwiller, 202 Colgate Avenue, Dundalk, MD 21222, Petitioner.

[Signature]
 John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Martin Keith Brushwiller
 202 Colgate Avenue
 Baltimore, Maryland 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this 7th day of December, 1983.

Petitioner: Martin K. Brushwiller
 Petitioner's Attorney:

[Signature]
 Received by: Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 3, 1984

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

o o o

Nicholas B. Commodari

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. Martin Keith Brushwiller
 202 Colgate Avenue
 Baltimore, Maryland 21222

RE: Case #84-172-A (Item No. 144)
 Petitioner - Martin K. Brushwiller
 Variance Petition

Dear Mr. Brushwiller:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. Any comments that will be submitted are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

At the time of this writing, written comments from members of the Committee were not available. If any comments are submitted in the future that offer or request information on your petition, they will be forwarded to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:mch

Enclosures

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
 DIRECTOR

February 1, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #144 (1983-1984)
 Property Owner: Martin K. Brushwiller
 N/S Colgate Avenue 26.96' W. Willow Spring Rd.
 Acres: 16.75 X 120
 District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Colgate Avenue, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 144 (1983-1984).

Very truly yours,

[Signature]
 ROBERT A. MERTON, P.E., Chief
 Bureau of Public Services

RAM:EMM:FWR:ss

P-SE Key Sheet
 14 SE 17 Top. Sheet
 SE 4 E Topo
 103 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 19, 1984

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

o o o

Nicholas B. Commodari

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. Martin Keith Brushwiller
 202 Colgate Avenue
 Baltimore, Maryland 21222

RE: Item No. 144 - Case No. 84-172-A
 Petitioner - Martin K. Brushwiller
 Variance Petition

Dear Mr. Brushwiller:

Enclosed please find additional comments submitted after my original comments of January 3, 1984. These comments were received after the hearing and were not considered in rendering the Zoning Commissioner's decision.

Very truly yours,

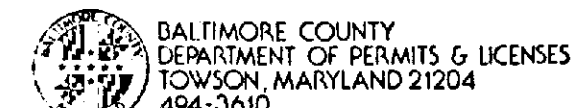
[Signature]
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:lsc

Enclosure

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



TED JABLON JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 1111, Zoning Advisory Committee Meeting are as follows:

Property Owners: Martin K. Brushwiller
Location: R/S Colgate Ave. near 26.96' W. Willow Spring Road
Existing Zoning: D.R. 10-5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 32.5'

Acres: 16.75 x 120
District: 12th.

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Consolidated 1111-8-82 State of Maryland Code for the Handicapped and Aged, and other applicable codes.

B. A building/and other structure required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0 for commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot line. A firewall is required if construction is on the lot line, see Table 101, Line 2, Section 1107 and Table 1102, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

Note: 1. Comments - When a porch is enclosed to become livable area the wall at the property line shall be 2 hour fire resistive without any openings.

NOTES: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles P. Burman
Charles P. Burman, Chief
Plans Review

CDJ:es



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

November 28, 1983

The Honorable Clarence D. Long
Congress of the United States
200 Post Office Building
Chesapeake and Washington Avenues
Towson, Maryland 21204

RE: Petition Zoning Variance
Martin Keith Brushwiller, et ux,
Petitioners

Dear Congressman Long:

Pursuant to your correspondence of November 23, 1983, I wish to advise that at such time as the filing fee for the Variance Petition is paid, said Petition will be expedited in order that a hearing may be heard within 30 to 45 days from that date. The Baltimore County Zoning Regulations dictate that a hearing may not be heard before 30 days nor later than 90 days from the date the Petition is accepted for filing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl

cc: Mr. & Mrs. Martin Brushwiller
202 Colgate Avenue
Baltimore, Maryland 21222

Mr. & Mrs. Martin Keith Brushwiller
8110 Old Philadelphia Road
Baltimore, Maryland 21237

IN RE: Petition Zoning Variance
202 Colgate Avenue - 12th Election
District
Martin Keith Brushwiller, Petitioner
Case No. 84-172-A

Dear Mr. & Mrs. Brushwiller:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

cc: People's Counsel

PETITION FOR VARIANCE

12th Election District

ZONING: Petition for Variance

LOCATION: 202 Colgate Avenue

DATE & TIME: Wednesday, January 11, 1984 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard depth of 25 ft. instead of the required 32.5 ft. average

Being the property of Martin Keith Brushwiller, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

13-2141
89-A-28

TO: ARNOLD JABLON, ZONING COMMISSIONER
FROM: MARTIN KEITH BRUSHWILLER
RE: 202 Colgate Avenue, Dundalk, MD 21222
DATE: December 27, 1983

Dear Mr. Jablon,

I filed for a variance petition, and have received a hearing date which has been set up for January 11, 1984. Subsequently, I have sold this home located at 202 Colgate Avenue to Mr. Paul J. Grube. I have agreed to pay the additional amount necessary to clear up this matter for Mr. Grube as part of this sale.

I am unable to attend this hearing due to my work schedule, but I am asking that my wife, Jacquelin, be allowed to speak on my behalf, as we are still interested parties.

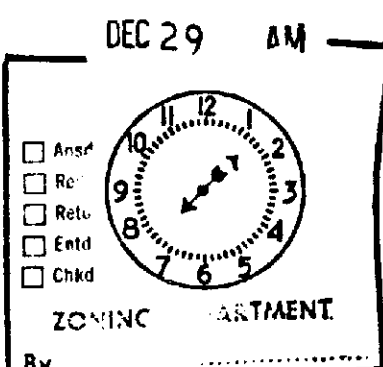
If this arrangement is satisfactory, please contact my wife at her office, which is 252-9006 or notify me by mail as soon as possible. If Mr. Grube needs to be at this hearing, please notify him of this as well.

Thanking You In Advance,

Martin Keith Brushwiller
Martin Keith Brushwiller
8110 Old Philadelphia Road
Rosedale, Maryland 21237

84-172-A

Ref. File #



CLARENCE D. LONG
U.S. SENATOR - MARYLAND
COMMITTEE ON APPROPRIATIONS
CHAIRMAN
SUBCOMMITTEE ON PUBLIC WORKS
MEMBER
SUBCOMMITTEE ON MILITARY CONSTRUCTION
TREASURY POSTAL SERVICE
GENERAL GOVERNMENT

Congress of the United States
House of Representatives
Washington, D.C. 20515

November 23, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

I am writing on behalf of Mr. and Mrs. Martin Brushwiller, 202 Colgate Avenue, Dundalk, Maryland 21222.

Mr. and Mrs. Brushwiller have been in touch with me regarding a problem they are experiencing. In the enclosed correspondence, they detail their problem which involved a contractor who performed work on their house. Mr. and Mrs. Brushwiller informed me that the contractor was given approval for the permit through the Dundalk Office. However, they have just received notice that the porch could not be built unless they filed for a variance. Mr. and Mrs. Brushwiller are requesting that this variance be expedited because their house is under contract of sale for December 20, 1983.

I should appreciate your prompt attention to this matter and letting me know what assistance you can provide for Mr. and Mrs. Brushwiller.

Sincerely,

Clarence D. Long
CLARENCE D. LONG

CDJ/gk

Enclosure

cc: Mr. and Mrs. Martin Brushwiller

Congressman Clarence Long
200 Post Office Building
Towson, MD 21204

Dear Congressman Long,

I am having a problem that I am unable to resolve, and I hope that you can be of assistance to me.

In July of this year, I hired a contractor named Robert J. Braun, of Robert J. Braun Construction to build a new front porch. I requested windows and a storm door to be put on this concrete-floored, aluminum-sided room which is approximately 7x7 feet. He built this porch in early August, and was partially finished when we found out from Baltimore County that there was no permit applied for or issued to do this work. The building inspector came to my home, told Mr. Braun to stop work and obtain a permit. Mr. Braun went to the Dundalk office and applied for a permit, and was then informed by the inspector that he could complete the work.

About two weeks later, I received a notice from the Zoning Commission that the porch could not be built unless we filed for a variance. The problem was, the porch was already complete! I contacted Carl Richards who sent me this letter and explained the circumstances to him. He told me that they would send out an inspector, who later determined that we had to apply for a variance.

After several conversations with the contractor, he told me that he would get me papers that, if I filled them out for variances, he would pay all fees involved, and that he could get the permit issued almost immediately. He delivered these papers more than three weeks later, and I filled them out and mailed them to his home address.

Today, November 21, 1983, I got another telephone call from Carl Richards that he needed a check for thirty five dollars to start this application for variance. I informed him that Mr. Braun was to pay all fees involved, and asked him how long this would take, and was told three to four months.

The problem is that my house is under contract of sale, and we are going to settlement on December 20 of this year, which leaves me less than a month to get this worked out. Please see what you can do to expedite things for me, or we may lose the sale of our home due to this delay.

Thanking You In Advance,

Jacquelin B. Brushwiller
Martin & Jacquelin Brushwiller

Daytime phone--Mrs. Brushwiller 252-9006
Evening phone--home 285-4581 or 285-2039
Robert Braun (Contractor) 362-6530

PS--On a survey of the homes on our block, more than half of them have porches which are enclosed similar to ours.

THIS STATIONERY PRINTED ON PAPER MADE WITH RECYCLED FIBERS

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Testimony indicated that the property is zoned D.R.10.5. Last summer, the Petitioner hired a contractor to enclose an already existing front porch to create a plant room and weather buffer. The contractor proceeded without a building permit. Upon discovering this, the Petitioner ordered him to obtain the necessary permit, which he apparently tried to do. After the work was completed, the Petitioner was told that the front setback was insufficient and, therefore, in violation of the law, and no building permit could be issued. The enclosed 7' x 7.3' porch, built on the existing foundation of the open porch, is unfinished inside and is not intended as a living unit. The porch is set from the front property line, whereas the neighbors average 32.5 feet from their front property lines. The Petitioner has since sold his house, and the use is contingent upon the requested variance being granted.

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not to be granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE January 13, 1924
31 Stella P. Lacey ckt
ADMINISTRATIVE ASSISTANT

- 3 -

**PETITIONER'S
EXHIBIT** 2

George D. Saine

| | |
|--------------------------|---|
| SCALE 1" = 20' | PROPERTY SURVEY 202 Colgate Avenue 12th District Balto.Co., Md. |
| DATE 2/4/83 | GENERAL SURVEYING CO. LAND & TOPOGRAPHIC SURVEYS 9 Lake Forest Court Baltimore, Md. 21236 |
| JOB No. S-8301 | |



17475 Ave
 Detroit Ave
 Cleveland Ave
 College Ave (1)
 St Helena Ave
 Batavia Ave
 Riverview Ave


DUNLAP AVE
 SUB SECT
 - PROPERTY

NEARBY MAP

Hand-drawn site plan of a property. The plan shows a rectangular lot with a building footprint. Dimensions include 35' for the front yard, 115' 1/2' for the lot width, and 100' for the lot depth. A street named 'ALLEY' is shown to the left. A north arrow points towards the top right. The plan also shows a 'CITY' boundary and a '100' 1/2' dimension for the building footprint.

OWNER MARTIN CRUSHWILLER
DISTRICT 12TH
FLAT FOR ZONING VARIANCE
1614 DIVISION COLGATE AVE
EXISTING UTILITIES IN FOLLOW SPRING
ZONE 1-20' 102 COLGATE AVE
12TH DISTRICT BAY CO. ILL.

SC 18 15.7
1mm - 4 Feet 9.7
25.2"
see also surveys
MAP, dated 2/11/53
see survey of Surveyia

 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

Mr. Martin Keith Brushwiler
8110 Old Philadelphia Road
Rosedale, Maryland 21237

Re: Petition for Variance
202 Colgate Avenue
Martin Keith Brushwiller - Petitioner
Case No. 84-172-A

Dear Mr. Brushwiller:

This is to advise you that \$45.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
ig Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 124046

DATE 1-11-84 ACCOUNT R-0165-072
AMOUNT 45.00
RECEIVED FROM cash
FOR Mr. King + pot. 84-172-A
C 010*****450016 5116A
/ Elst.
VALIDATION OR SIGNATURE OF CASHIER

MAR 28 1964

December 13, 1983

Mr. Martin Keith Brushwiller
202 Colgate Avenue
Dundalk, Maryland 21222

NOTICE OF HEARING

Re: Petition for Variance
202 Colgate Avenue
Martin Keith Brushwiller - Petitioner
Case No. 84-172-A

TIME: 10:00 A.M.

DATE: Wednesday, January 11, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 122998

DATE 12/7/83 ACCOUNT P-01-615-000

AMOUNT \$ 35.00

RECEIVED FROM Martin Keith Brushwiller

FOR July fee for Item #1411

(Cash) C 046*****35000 807-A

VALIDATION OR SIGNATURE OF CASHIER



3

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 22, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~from December 11, 1983 to December 11, 1983~~ of one time ~~successive weeks~~ before the 11th day of January, 1984, the first publication appearing on the 22nd day of December, 1983.

THE JEFFERSONIAN,

[Signature]
Manager.

Cost of Advertisement, \$ 14.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12 Date of Posting 12/24/83

Posted for: Petition for Variance

Petitioner: Martin Keith Brushwiller

Location of property: 202 Colgate Ave.

Location of Signs: front of property

Remarks: _____

Posted by Alan J. Coleman Date of return: 12/30/83

Number of Signs: 1

PETITION FOR VARIANCE
12th Election District
ZONING: Petition for Variance
LOCATION: 202 Colgate Avenue
DATE & TIME: Wednesday, January 11, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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Being the property of Martin Keith Brushwiller, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JABLON
Zoning Commissioner of Baltimore County.
Dec. 22.

CERTIFICATE OF PUBLICATION

**OFFICE OF
Dundalk Eagle**

38 N. Dundalk Ave.
Dundalk, Md. 21222

December 22, 1983

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #51137 - Reg. # L54637, was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~successive weeks~~ before the 23rd day of December 1983; that is to say, the same was inserted in the issues of Dec. 22, 1983

PETITION FOR VARIANCE
12th Election District
ZONING: Petition for Variance
LOCATION: 202 Colgate Avenue
DATE & TIME: Wednesday, January 11, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Kimbel Publication, Inc.
per Publisher.

By *[Signature]*



10



6



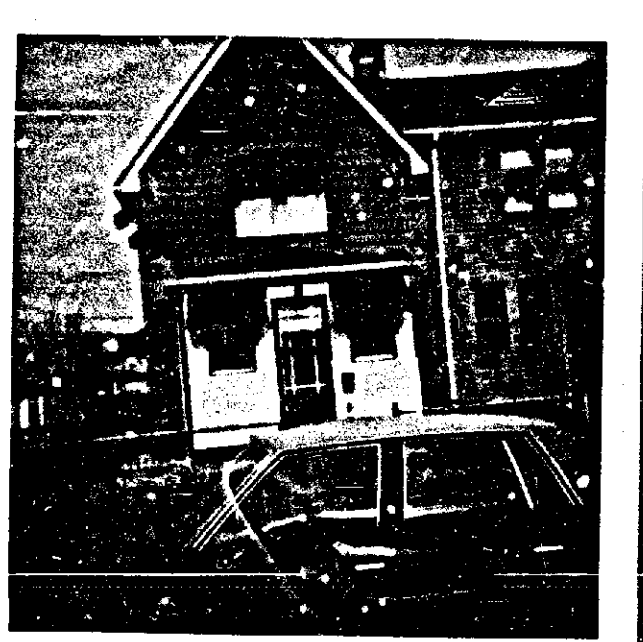
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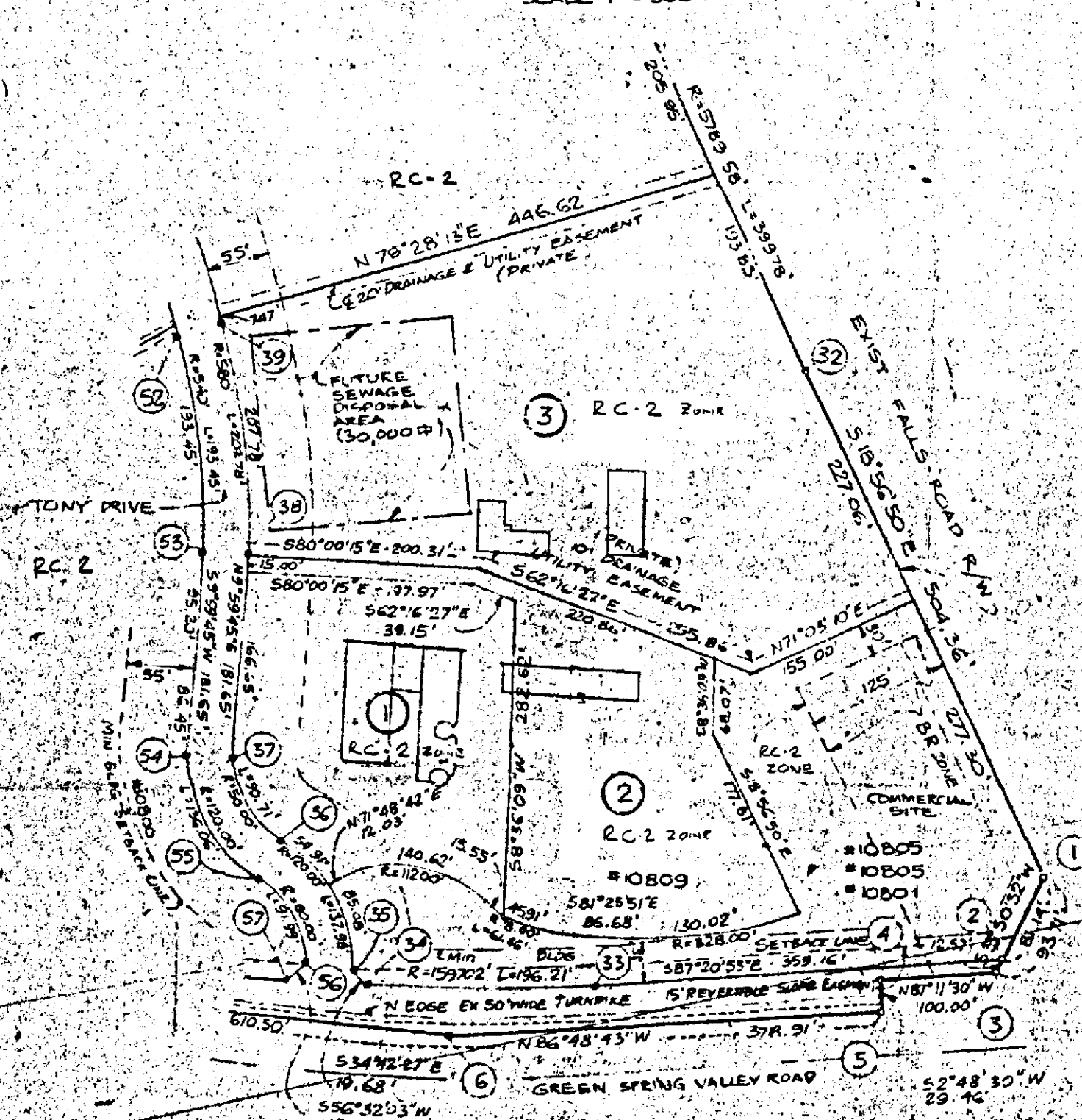
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4



LOCATION MAP
SCALE 1" = 500'



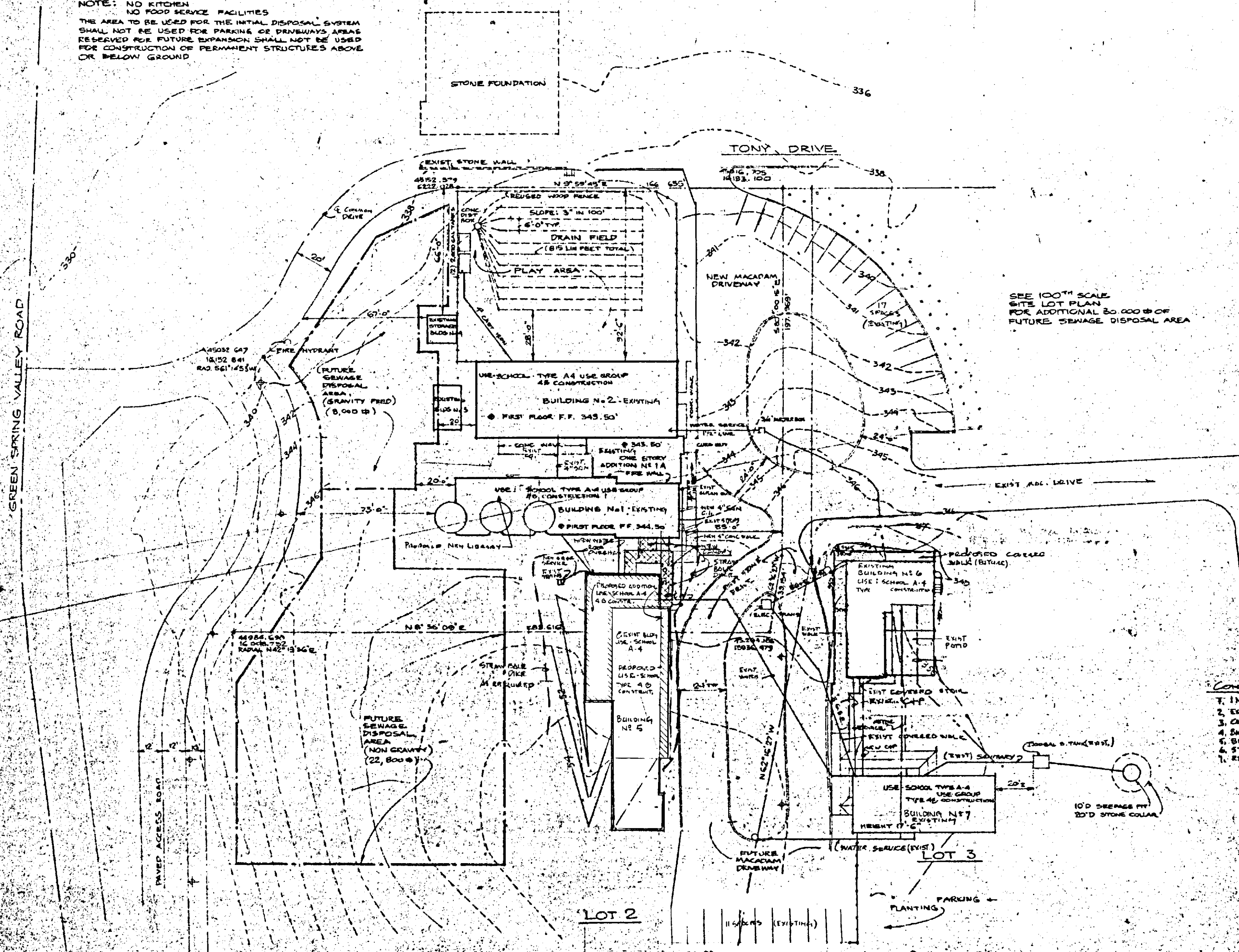
SITE LOT PLAN
SCALE 1" = 100'

84-113-
C-256-84
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 4/6/84
BY: *[Signature]*
DATE: 4/7/84

DRAINFIELD NO. 1
WASTE-SANITARY DESIGN CRITERIA
CODE: BALTIMORE COUNTY, CHART 10, PLUMBING
USE: DAY SCHOOL WITHOUT CAFETERIA, GYMNASIUM AND SHOWER(S)
RATE: 15 GALS PER DAY PER STUDENT, 10 GALS/DAY/TEACHER
LOAD: 10 STUDENTS = 150 GALS PER DAY; 1 TEACHER = 20 GALS/DAY
K PROPOSED: 30 STUDENTS = 450 GALS/DAY; 2 TEACHERS = 40 GALS/DAY
TOTAL = 490 GALS/DAY
SEPTIC TANKS (2) 2000 GALS
ASSUMPTION RATE
ONE (1) MINUTE AT 3.0" (PEAK TEST) = 2 GALS/DAY/SQ FT
PROVIDE 2.0" WIDE TRENCHES AT 6" O.D.
3.0" DEEP FOR TOTAL OF 813 LIN FT
MINIMUM SLOPE SHALL BE 2" TO 4" PER 100'-0"
FUTURE: PROVIDE 8 GALS/DAY FOR FUTURE FIELDS, MIN OF 26,800 SQ FT
FUTURE (LOTS ONE & TWO)
FUTURE (LOT THREE)
TOTAL FUTURE: 50,000 G

NOTE: NO KITCHEN
NO FOOD SERVICE FACILITIES
THE AREA TO BE USED FOR THE INITIAL DISPOSAL SYSTEM
SHALL NOT BE USED FOR PARKING OR DRIVEWAYS AREAS
RESERVED FOR FUTURE EXPANSION SHALL NOT BE USED
FOR CONSTRUCTION OF PERMANENT STRUCTURES ABOVE
OR BELOW GROUND

SEEPAGE PIT #1
WASTE-SANITARY DESIGN CRITERIA
CODE: BALTIMORE COUNTY, CHART 10, PLUMBING
USE: DAY SCHOOL WITHOUT CAFETERIA, GYMNASIUM & SHOWER(S)
RATE: 15 GALS PER DAY PER STUDENT, 10 GALS/DAY/TEACHER
LOAD: 10 STUDENTS = 150 GALS PER DAY; 7 TEACHERS = 140 GALS/DAY
TOTAL = 290 GALS/DAY
SEPTIC TANK (1) 1500 GALS
SEEPAGE PIT
10" DIAMETER, 8' BELOW INLET (MOOSE BLOCK)
BASEFILL ON OUTSIDE OF SEEPAGE PIT TO BE #2 STONE OR
OTHER PER S. DIVER.
NOTE: SEE NOTE FOR DRAINFIELD NO. 1



CONSTRUCTION SEQUENCE

| | |
|--------------------------------------|---------|
| 1. INITIAL SEDIMENT CONTROL ARRANGES | 3-1-84 |
| 2. EXCAVATION OF FOOTINGS | 3-5-84 |
| 3. CONSTRUCTION OF FOUNDATION WALLS | 3-12-84 |
| 4. BACKFILL EXCAVATION | 3-15-84 |
| 5. SANITARY CONSTRUCTION | 3-15-84 |
| 6. STABILIZATION | 3-15-84 |
| 7. REPAIRS OR SEDIMENT CONTROL | 3-15-84 |

SITE DATA

BALTIMORE COUNTY, BALTIMORE, MD
ELECTION DISTRICT NO. 10
SCHOOL DISTRICT NO. 10
3RD CANALANNA PRESENTATION
RECORDED 4-24-76
ENCL. 18, 19
FIELD 80
ASSUMED SOIL DESIGN: 2000 R.F.
BASED ON PRELIMINARY STUDY

PARKING REQUIREMENTS

| | |
|------------------------|----|
| NUMBER OF TEACHERS | 2 |
| OFFICE AREA 450 S.F. | 2 |
| OFFICE AREA 1150 S.F. | 2 |
| RENTING REQUIRED | 23 |
| NUMBER OF TEACHERS | 2 |
| OFFICE AREA 450 S.F. | 2 |
| OFFICE AREA 1150 S.F. | 2 |
| TOTAL PARKING REQUIRED | 23 |
| TOTAL PARKING EXISTING | 23 |

CODE DATA

BUILDING USE GROUP TYPE A-4 SCHOOL
CONSTRUCTION TYPE I-4 UNIMPROVED
MAINTAINABLE AREA: 6000, 1981 - 7000 SQ. FT.
PROPOSED AREA:
GRADE ELEVATION: 314.0 65 FT. EXISTING
1971.0 65 FT. NEW ADDITION
1971.0 65 FT. TOTAL

SITE & UTILITY PLAN
SCALE 1" = 30'-0"

ADDITIONS & ALTERATIONS
TO
RUN-IN SHED
FOR
MONTESSORI
SOCIETY OF CENTRAL MARYLAND



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